



Approved 8/29/19 (CZ)

**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, AUGUST 14, 2019

***SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakhri, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner: Left meeting at 5:45 pm
Renee Higgs, Commissioner

STAFF: Tim Curtis
Margaret Wilson
Chris Zimmer
Melissa Berry
Greg Bloembergen
Doris McClay
Brad Carr
Jeff Barnes
Bryan Cluff

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the June 26, 2019 Study Session Meeting Minutes as well as July 10, 2019 Planning Commission Regular Meeting Minutes, including Study Session.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Commissioner Kush moved to approve the June 26, 2019 study session meeting minutes as well as July 10, 2019 Planning Commission regular meeting minutes, including study session. 2nd by Vice Chair Smith,

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.

CONSENT AGENDA

2. [2019 Planning Commission calendar](#)

Request to modify the 2019 Planning Commission calendar to change the Planning Commission meeting from Wednesday, August 28th to Thursday, August 29th.

- **Item no. 2: approved 7-0; motion by Vice Chair Smith, 2nd by Commissioner Higgs.**
- **Commissioner Serena left the meeting at 5:45 p.m.**

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.

REGULAR AGENDA

3. [24-ZN-2018 \(Winery Residences of Scottsdale\)](#)

Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Todd Trainor, 480-941-4222.**

Move to make a recommendation to City Council for approval of 24-ZN-2018 by a vote of 6-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.

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REGULAR AGENDA

4. [19-ZN-1987#5 \(Black Rock Coffee Parcel Zoning Stipulation Amendment\)](#)
Amending the zoning district map amendment stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N 116th Street. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Angie Grendahl, 602-313-8635.**

Move to make a recommendation to city council for approval of 19-ZN-1987#5 by a vote of 5-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the amendment is consistent and conforms with the adopted general plan. 2nd by Vice Chair Smith with Commissioner Fakih recusing himself.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.

5. [2-TA-2019 \(Planned Airpark Core Development Text Amendment \(Raintree redevelopment\)\)](#)
Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' as an allowed land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Kurt Jones, 602-452-2729.**

Move to make a recommendation to City Council for approval of 2-TA-2019 by a vote of 5-0: Motion by Commissioner Bollinger, after determining that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Kush with Commissioner Fakih recusing himself.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.

6. [1-GP-2019 \(NWC of Pima & Thomas\)](#)
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

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REGULAR AGENDA

7. [1-ZN-2019 \(NWC of Pima & Thomas\)](#)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to Central Business (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

Move to make a recommendation to City Council for approval of 1-GP-2019 and 1-ZN-2019 by a vote of 6-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.

8. [9-ZN-2018 \(Sands North Townhouses Historic District\)](#)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on the Sands North Townhouse subdivision plat (MCR 137-46) a +/- 7 -acre site located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road (excluding APNs 174-19-011, 174-19-009, 174-19-006, 174-19-005, 174-19-042, 174-19-038, 174-19-037, 174-19-030, 174-19-029, 174-19-025, 174-19-024, 174-19-022, 174-19-021, 174-19-020, 174-19-017, 174-19-016, 174-19-015, 174-19-014, 174-19-045, 174-19-047) Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Sandra Price, 480-262-3039.**

Move to make a recommendation to City Council for approval of 9-ZN-2018 by a vote of 4-2: Motion by Commissioner Bollinger, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and after finding that the Historic Preservation Plan conforms with the Zoning Ordinance Historic Preservation Plan requirements. 2nd by Vice Chair Smith with Commissioners Kush and Fakh dissenting.

The motion carried with a vote of four (4) to two (2); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, and Commissioner Higgs with Commissioner Kush and Commissioner Fakh dissenting.

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REGULAR AGENDA

9. [2-ZN-2019 \(75 on 2nd\)](#)

Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 E. 2nd Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kristjan Sigurdsson, 602-505-2525.**

Move to make a recommendation to City Council for approval of 2-ZN-2019 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Vice Chair Smith.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakih, Commissioner Higgs, and Commissioner Kush.

10. [5-ZN-2019 \(Sunday Goods\)](#)

Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza.

Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

11. [2-UP-2019 \(Sunday Goods\)](#)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/- 4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O/P-3, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

- **Move Item No. 10 & 11 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the Continuance Agenda per request from the Applicant.**
- **Item No. 10 & 11: Move to continue cases 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the August 29, 2019 Planning Commission meeting by a vote of 6-0: Motion by Commissioner Kush and 2nd by Vice Chair Smith.**

Speaker Cards: Mary Turner, Lena Elfmont/Silvana Esparza, Jennifer Hall, Hayley Edery, Scott Felix, Christopher Suna, Madison Kendall, Christina Portello, Kevin Kuhlman, Bella Bruno, Matthew Dishner, Jmar Abdallah, Brett Suddbinore, Zach Hansen, Lisandoo Fabellar, Daniel Spiro, Sitawn Brumfield, Paula Sturbeon Mortensen, Tasha Slatton, Christie Lee Kitchen, Beth Longnaker, Shaun Carroll,

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Sergio Abarca, Garrett Grassle, Patty Shaffer, Carte Unger, Gary Brehall, Doug Freitag, Arianna Theisen, Cody Short, Michael Templeton, Patricia G. Badenoch.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakhri, Commissioner Higgs, and Commissioner Kush.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:19 p.m.

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